



AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, JANUARY 9, 2019, 3:30 P.M.

CITY HALL, SECOND FLOOR COUNCIL CHAMBERS

1. Roll Call
2. Minutes
3. Reorganization - election of Chairman and Vice-Chairman
4. Historic District Application - 5 E. Main Street, for a sign permit for ReU Juicery
Owner: Matt Erwin
Applicant: Amber Sowers, ReU Juicery
- Commission to make decision
5. Historic District Application - 101 E. Water Street for fence modifications.
Owner: Kyle Thompson
Applicant: Kyle Thompson
- Commission to make decision
6. Rezoning Application for 44 Peters Road from M-2, Light Industrial District, to a PD.
Owner: Jason Marko
Applicant: Jason Marko (U-Stor-It)
- Commission to determine whether or not to hold a public hearing
- Commission to make a recommendation to Council
7. Preliminary Plan for The Reserve at Washington Subdivision, located on the east side of Washington Road near the McCurdy Road intersection.
Owner: Troy Land Development, Inc.
Applicant: Troy Land Development, Inc. by Jessica Minesinger
- Commission to make decision
8. Other

Note to Commission members:

If you will not be attending, please email or call Sue

A regular meeting of the Troy Planning Commission was held Wednesday, December 12, 2018, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Beamish, Snee, Titterington, Wolke, Mahan and McGarry; Zoning Inspectors Brandon Watson and Shannon Brandon.

The minutes of the November 28 meeting were approved.

HISTORIC DISTRICT APPLICATION, 1 E. MAIN STREET FOR VINYL WINDOW SIGNAGE; OWNER – TROY COMMUNITY WORKS; APPLICANT – WILLIAM KELLY, OWNER OF GRANDPA JOE'S CANDY SHOP.

REMOVE FROM TABLE: A motion was made by Mr. McGarry, seconded by Mr. Wolke, that the portion of the application for 1 E. Main Street for the red and white striping at the top of the window, the red to be #FF0000, be removed from the table.

MOTION PASSED, UNANIMOUS VOTE

The staff report (attached to original minutes) noted that at the October 28 Planning Commission meeting a request for the addition of vinyl graphics to the store front of 1 E. Main St by the applicant William Kelly, Grandpa Joe's Candy Shop; the application was amended regarding the red and white stripes for the top of the windows tabled as some Commission members expressed concern to the brightness and the aesthetic fit for the downtown; staff contacted the applicant with other possible red variations and the applicant wishes to stay with their brand color of Red #FF0000 as proposed; staff reviewed the currently installed, previously approved businesses in the downtown with a red color pallet and determined that most of the colors presented were similar to the proposed but less bright or a darker red color, however, between the presented and approved to what's installed there are variations in the overall hue and brightness due to outdoor exposure and the materials used; staff provided the Commission with photos of a mockup showing what the property would look like if the applied Red is installed. Mayor Beamish commented that he had been a member who expressed concern about the brightness of the red, but after again looking at the location and the information provided by staff, he has no concerns with the application.

A motion was made by Mr. Mayor Beamish, seconded by Mrs. Mahan, to approve the application for the red and white striping for 1 E. Main Street, the red color to be #FF0000 as submitted and viewed by the Commission, based on the findings of staff that that the sign meets all sign code requirements and the proposed sign compliments the existing colors of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, REPLACEMENT OF THE BANNERS ON THE EAST SIDE OF THE MASONIC TEMPLE BUILDING, 101 W. MAIN STREET; OWNER – MASONIC TEMPLE; APPLICANT – ACTIVATE TROY PARTNERSHIP (ATP) BY NICOLE LOY. This request had been tabled at the November 14 meeting so that more members could be present to consider the application and for the receipt of an application.

REMOVE FROM TABLE: A motion was made by Mayor Beamish, seconded by Mr. Wolke, that the Historic District Application for 101 W. Main St. be removed from the table.

MOTION PASSED, UNANIMOUS VOTE

A staff report was provided (attached to original minutes), noting that the applicant has submitted an application, and has submitted two new proposals, with proposal 1 (attached to the original minutes) preferred. A letter was provided from the applicant (attached to original minutes), noting that:

"It is the belief of the ATP, that the Gentlemen of the Road banners currently in the location of the proposed new banners, helped to not only welcome visitors to the GOTR, but since then, to commemorate the success of the event and to serve as a focal point for those visiting the Downtown. The banners have become faded and are in need of replacement. After considering the comments from the November 14, 2018 Planning Commission meeting, the ATP met with Jess Nielsen of Olivine Design and asked for changes to incorporate the concerns of the Commission. As a result of that meeting, the ATP would like for Commission to consider Proposal One as our recommendation for replacement of the current GOTR banners.

As stated in the memo submitted by Tim Davis, Assistant Development Director, the proposal replaces one of the GOTR banners, tweaking it slightly to use the colors of the City's new brand palette, and includes a new design with a WACO plane identical to the GOTR banner and placed on a softer background, again to incorporate the new brand palette. The WACO banner will also include a bar code, which represents the first bar code scan that occurred in Troy as well as the addition of 1814, which is the year Troy was incorporated. Information pertaining to the banners and what they represent will be placed in the window of the Masonic Temple and other businesses Downtown to explain the historical significance of the icons displayed on the banners. The ATP feels that the updated designs will continue to enhance the overall experience of visitors and residents to our Downtown."

Mr. Kappers asked Ms. Loy to discuss proposal 2, with her commenting that proposal 1 is preferred by the applicant, but Ms. Loy noted that navy is the background on both proposals.

Mr. Kappers stated he appreciates the compromise in what has been submitted from the initial proposal, but he still concerned about the bar code and wonders if it could lead to questions about what is sale price of building. Ms. Loy commented that she finds it of interest that the first scanning of a bar code was in Troy and would hope that persons viewing the banner would go a step further to find out the significance of the bar code. Mayor Beamish asked about the qr code and it was stated that the code will be in a window at the Masonic Temple building, near the banner, to help provide the educational component. In response to Mrs. Snee, it was commented that the qr code may appear in other locations and would have the same information as the one near the banner.

A motion was made by Mrs. Mahan, seconded by Mrs. Snee, to approve the historic district application for proposal 1 for 101 W. Main Street as presented and provided to the Commission for the December 12 meeting, in the exact design and colors as contained in proposal 1.

MOTION PASSED, UNANIMOUS VOTE

APPLICATION FOR INSTALLATION OF SOLAR PANELS ON SOUTH SIDE PORTION OF THE ROOF AT 822 CROSSBOW LANE; OWNER/APPLICANT - MARK AND CHRYSAL GREMLING.

REMOVE FROM TABLE: A motion was made by Mr. Titterington, seconded by Mrs. Snee, to remove from the table the application for solar panels on the south side of the roof at 822 Crossbow Lane.

MOTION PASSED, UNANIMOUS VOTE

Planning Commission reviews these applications per Section 1151.14 (f)(2) of the Zoning Code, which states that roof mounted systems shall be located so not to be visible from the public right-of-way fronting the property except as otherwise approved by Planning Commission and this application requests the addition of solar panels installed on the South side portion of the roof. The Commission tabled the application on November 28 so that the south side property owner could be contacted to provide written permission regarding the solar panels. The written permission was provided to the Commission and is attached to the original minutes.

A motion was made by Mr. Titterington, seconded by Mrs. Snee, that the application for the installation of solar panels on the south side portion of the roof at 822 Crossbow Lane be approved as submitted.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT WORKSHOP DISCUSSION. Mr. Kappers asked if the Commission would be interested in a workshop or some assistance to see if there should be established criteria for consideration of historic district applications. Mr. McGarry stated he would welcome a workshop. Mr. Wolke noted that if the concern is that some colors are not historic, it is his understanding that colors in the 1880s may have been as diverse as are the colors today. Mr. Kappers commented that historic properties and buildings have a particular review, and then there are reviews of colors. It was stated that when the downtown/riverfront study was done, the consultant (MKS) commented about possible criteria, but that was not part of the study being done. Mr. Kappers asked Mr. Titterington to reach out to MKSK to see if the consultant might have input as to what might be discussed related to professional standards.

Mayor Beamish commented that he attended the recent planning and zoning workshop and attended a session on historic preservation.

There being no further business, the meeting adjourned at 3:52 p.m.

Respectfully submitted,

Chairman

Secretary

TO:	Troy Planning Commission
FROM:	Development Department
DATE:	January 9, 2019
SUBJECT:	Historic District Review: 5 E. Main St.
CASE #:	HR-01-19
OWNER:	Matt Erwin

APPLICANT: Amber Sowers, ReU Juicery

DISCUSSION:

The applicant, Amber Sowers of ReU Juicery, is requesting Planning Commission approval of vinyl window signage to be installed at 5 E. Main Street. The property is zoned B-3, Central Business District. The property is located on the north side of East Main Street, in the first block east of the Public Square.

The Ohio Historic Inventory (OHI) form describes the (Coleman–Allen) building as a three-story commercial building in the High Victorian Italianate style. The building is on the National Register. A fire destroyed 5 E Main Street, along with other adjoining buildings in the past and the facade was rebuilt different than the original design described on the OHI form.

PROPOSAL:

The applicant is proposing to install signage on both windows with a smaller logo and hours on the Entry door. (See Attached) The total amount of signage is 15 square feet. The building is permitted to have a maximum of 29.25 square feet of signage.

The material of the sign will be vinyl and will consist of one color White. The attached sign layout is shown in black for application purposes.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed sign, based on the following:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign will not detract from the historic integrity of the building.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 12/18/18

Applicant Amber Sowers

Telephone No. 524-6

Owner of Property Matthew Erwin

Has the Owner been Notified? yes

Address of Project Remains Troy

Contact Address (if different than Project Address) same

Name of Architect/Engineer and/or Contractor Level MB

Application for renovation to include the following:

☒ Alteration

☐ Construction

☐ Moving A Building

☐ Painting

☐ Repair

☐ Demolish – Principal Structure

☐ Demolish – Accessory Structure

☐ Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Matthew Erwin

SIGNATURE OF PROPERTY OWNER:

Matthew Erwin

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

APPLICATION FOR SIGN PERMIT

(A SEPARATE APPLICATION MUST BE FILED FOR EACH TYPE OF SIGN)

Address of Project: 5 East Main St.

Name of Business: Real Juices

Applicant Name: Amber Sowets

Mailing Address: 5 East Main St.

Daytime Phone: 937-524-6463

Email: AmberSowets@realjuicebar.com

Contractor Name: K&M Fast Signs

Mailing Address: 5 East Main St.

Daytime Phone: 937-524-6463

Property Owner Name: Matt Estwin

Mailing Address: PO BOX Troy

Daytime Phone: 232-9895

Are you a New Tenant? ☒ Yes ☐ No

Lot Frontage: _____

Materials: Premium Vinyl

Building Frontage: _____

Building Setback: _____

Number of Faces: _____

Top of New Sign from Grade: _____

Manner of Fastening: _____

Cost of Sign: \$346

Type of Proposed Sign (circle)

Free Standing
Wall
Roof
Other

Front window

Projecting
Marquee
Off-Site
Internal Illumination

Billboard
On-Site
Canopy/Awning
Reface Only

Actual Dimensions of Proposed Sign(s)

Quantity: 3 Length: 18' 20 1/2" Width: Flat surface Height: 50' wide Total Area: See attached

Actual Dimensions of Similar Existing Sign(s) (if applicable)

Quantity: _____ Length: _____ Width: _____ Height: _____ Total Area: _____

Sign Full Name

***Processing time: 7-10 business days**

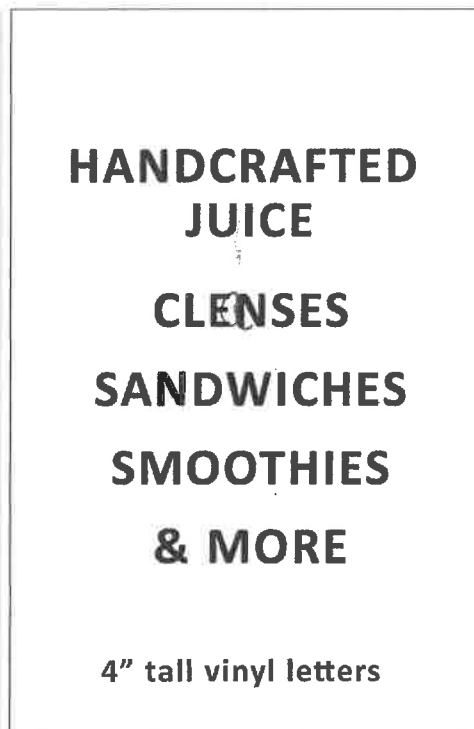
By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: Amber Sowets

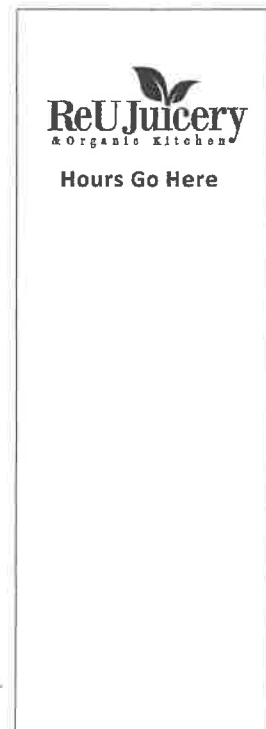
Date: 12/10/18

Development Department
102 S. Market St.
Troy, OH 45373
Phone: (937) 339-9481
Fax: (937) 339-9341
www.troyohio.gov

APPROX 25% OF WINDOWS USED



Door



1-11 E MAIN ST CHS

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. 11-75N Troy Public Square Historic District		4. Present Name(s) Coleman-Allen Building		1. No. 11-75N 2. County Miami 4. Present Name(s) Coleman-Allen Building 5. Other Name(s)
3. Location of Negatives Mont. Co. Hist. Soc.		5. Other Name(s)		
6. Specific Location N.E. corner Market Square on Main Street		16. Thematic Category C		28. No. of Stories 3 1/2
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1855 Renovated 1860's and 1966		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow		18. Style or Design Victorian Italianate		30. Foundation Material Stone
		19. Architect or Engineer		31. Wall Construction Brick-Stucco
		20. Contractor or Builder		32. Roof Type & Material Belcast mansard decorative slate
9. Coordinates UTM 3863-3568 Lat. 40° 02' 22" Troy Long. 84° 12' 11"		21. Original Use, if apparent Commercial		33. No. of Bays Front 4 Side 7
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		22. Present Use Commercial		34. Wall Treatment
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape Rectangular
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known Mr. David Saidleman Troy, Ohio 45373		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Yes <input type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/>		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		37. Condition Interior Excellent Exterior
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		26. Local Contact Person or Organization Troy Historical Society		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
15. Name of Established District		27. Other Surveys in Which Included Historic Troy, Ohio. 1974.		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
42. Further Description of Important Features Ground floor has commercial facade on the square and Main Street. Floor length second story windows two lights of a 4 light split casement with wrought iron balcony (c1966) and shutters (c1966). Third story windows 4/4 double hung. There are shaped hood molds and stone sills. The dormers are semicircular 4 light with decorated hoods. Two chimneys are interior on the west mansard.		43. History and Significance A significant contributor to the historic atmosphere of central Troy. Built c1855 by Dr. Asa Coleman and Henry W. Allen. Henry W. Allen was a flour mill owner and president of the First National Bank. He married Pamela Coleman, daughter of a pioneer doctor (settled 1811). Known as Coleman Building until his death in 1870, then as the Allen Building.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
44. Description of Environment and Outbuildings On the Market Square of Troy (population 17,187). Two story addition on Main Street with straight front to a cornice with shed roof.		45. Sources of Information Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.		41. Distance from and Frontage on Road St. Front 30'x100'
46. Prepared by L. S. Gannon, Jr.		47. Organization Mont. Co. Hist. Soc.		5. Other Name(s)
48. Date 1/24/75		49. Revision Date(s)		

5 E. Main Street – ReU Juicery



5 E. Main St. – Streetscape - ReU Juicery



TO:	Troy Planning Commission
FROM:	Development Department
DATE:	January 9, 2019
SUBJECT:	Historic District Review: 101 E. Water St.
CASE #:	HR-02-19
OWNER:	Kyle Thompson
APPLICANT:	Kyle Thompson

DISCUSSION:

The applicant, Kyle Thompson is requesting Planning Commission approval of a new portion of fence installed at the property of 101 E. Water Street. The property is zoned R-7, Multiple Family Residential. The property is located on the corner of East Water Street and Walnut Street.

The Ohio Historic Inventory (OHI) form describes the property as a part of the old residential section near the core of the city. Having a Neo-Classic veranda, a diagonal corner front entry door, the house being of irregular shape and having aluminum siding. This home is not listed on the National Registry.

PROPOSAL:

The applicant is proposing modifications to a previously installed fence that did not receive a permit, Commission approval and does not currently meet the Troy Zoning, Historic or Fence ordinances. The proposed modifications are to correct the installed 6 foot privacy fence along the Walnut Street front yard. After multiple discussions with the applicant they are requesting approval to cut the 6 foot fence to the required 42 inches in height. Remove every other board to be of open-style design. With the proposed finish stain of Royal Mahogany (attached). This section of fence is the only modification being requested, the other existing fence sections on the property will remain the same.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed fence, based on the following:

- The proposed modifications to the fence will meet City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building.

FENCE PERMIT

Address of Project: 101 E. Water St., Troy, OH 45373

Date Received: 12/24/18

Material of Fence: Wood

Applicant Name: Kyle Thompson

Mailing Address: 101 E. Water St.

Daytime Phone: (706) 264-6671

Contractor Name: Self-Contracted

Mailing Address: see above

Daytime Phone: see above

Property Owner Name: Kyle Thompson

Mailing Address: see above

Daytime Phone: see above

**Please fill out blanks and circle choices below*

Is the fence to be build on: Corner Lot Through Lot Alley to the rear Limited Access

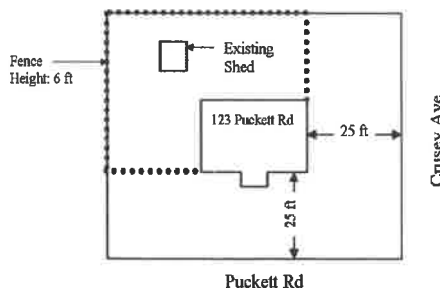
Will this fence add to or connect to an existing fence? Yes No

(If yes, what are the materials of the existing fence: metal poles)

Do the adjoining neighborhood properties currently have an existing fence? Yes No

Height of fence in rear yard: 42" side yard: 42" front yard: N/A

SAMPLE FENCE SITE PLAN



***Processing time: 7-10
business days**

Sign Full Name

**Application must include plot
plan showing placement of
proposed fence in relationship
to property line(s) and
building(s). (See example)**

I hereby certify that the above information and attachments are accurate to the best of my knowledge. I also acknowledge that providing inaccurate information on this application or attachments may invalidate the application or subsequently approved permit. Signing this application allows a representative of the City of Troy to enter the property for inspection purposes.

Signature: [Signature]

Date: 12/26/18

Email: kylewthompson00@gmail.com

Development Department
102 S. Market St.
Troy, OH 45373
Phone: (937) 339-9481
Fax: (937) 339-9341
www.troyohio.gov

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 12/23/18

Applicant Kyle Thompson Telephone No. (706) 264-1671

Owner of Property _____ Has the Owner been Notified? ☒

Address of Project 101 E. Water St., Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Self-Contracted

Application for renovation to include the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

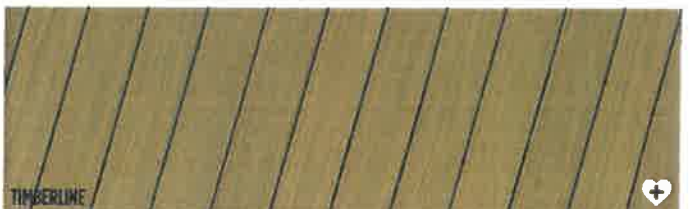

SIGNATURE OF PROPERTY OWNER:

Kyle Thompson
PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):



Fence stain →



Back Corner of House →

Existing 72" Fence

Existing Gate

~~72" Fence cut down to 42"~~
~~Starting at back corner~~
~~of house here~~

Entire Fence brought
down to 42" + every
other slat removed.
REV. 12/23/18

Front Porch

12 in concrete curb

16 in curb (walkway)

12 in concrete curb (continued)

SIDE YARD

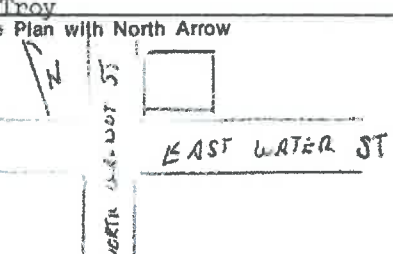

SIDE YARD

Every other slat removed



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

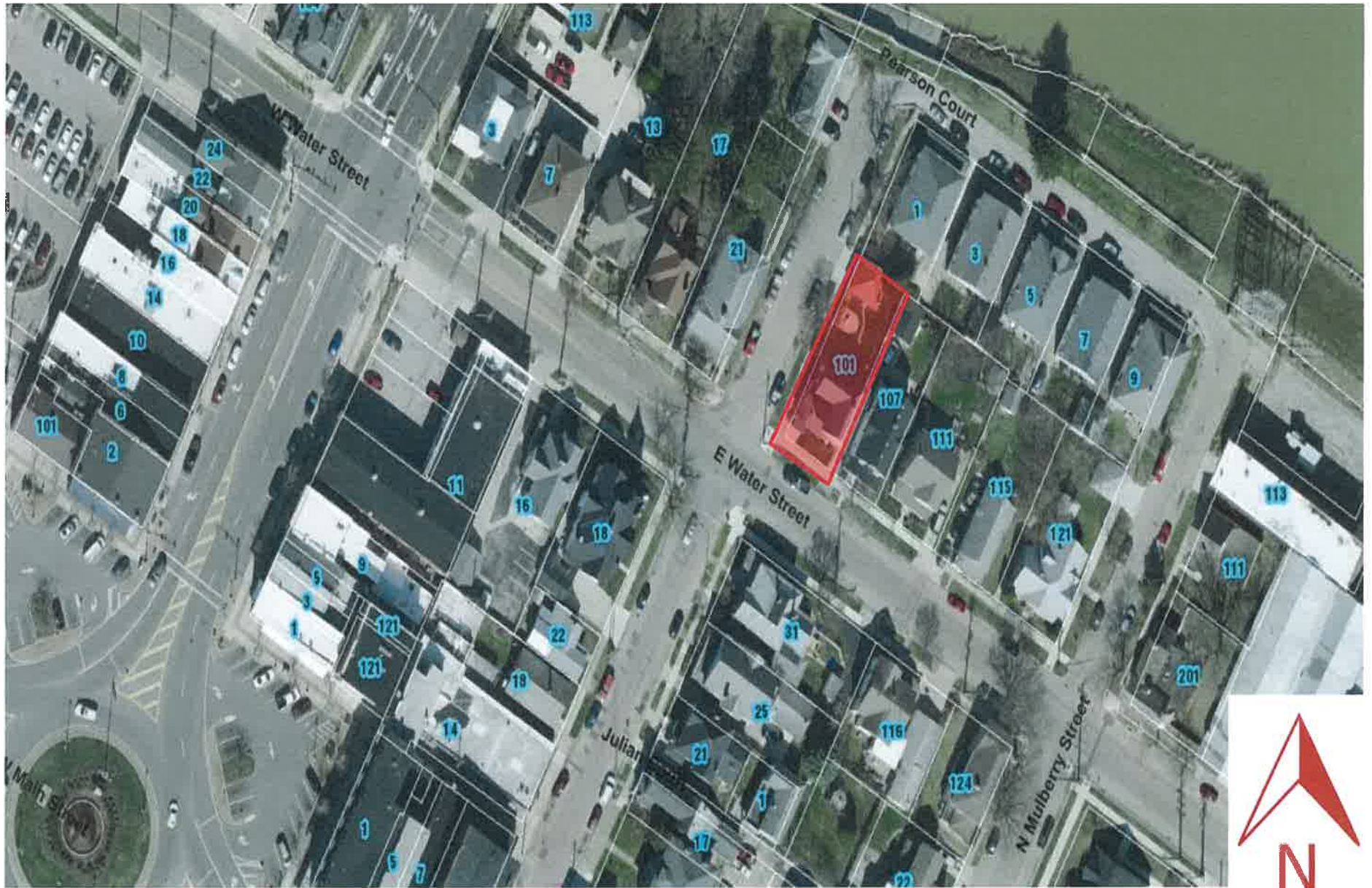
1. No. MIA 209-45 10928-00004W 2. County Miami 3. Location of Negatives Regional Office SHA		4. Present Name(s) 101 East Water Street 5. Other Name(s)	
6. Specific Location 101 East Water Street 7. City or Town If Rural, Township & Vicinity Troy 8. Site Plan with North Arrow  9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 7 3 8 7 7 0 4 4 3 5 7 2 0 Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		16. Thematic Category C or D 17. Date(s) or Period 18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent residence 22. Present Use residence 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> 24. Owner's Name & Address, if known 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 15. Name of Established District		28. No. of Stories 2 29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 30. Foundation Material stone 31. Wall Construction frame 32. Roof Type & Material 33. No. of Bays Front 3 Side 1 34. Wall Treatment aluminum siding 35. Plan Shape irregular 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/> 37. Condition Interior _____ Exterior good 38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 41. Distance from and Frontage on Road 15' back 50' wide	
42. Further Description of Important Features Neo-Classic veranda left front; door on corner diagonal; tracery in some lights; some small pane windows.			
43. History and Significance Part of the scene			
44. Description of Environment and Outbuildings Old residential near the core of the city.			
45. Sources of Information		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office SHA 48. Date 5/77 49. Revision Date(s)	

1. No. 10928-00004W
2. County Miami

4. Present Name(s)
101 East Water

5. Other Name(s)

101 E. Water Street



101 E. Water St. – Streetscape



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	January 9, 2019
SUBJECT:	Rezoning Request – 44 Peters Rd, M-2 Light Industrial District to a Planned Development
OWNER:	Jason Marko
APPLICANT:	Jason Marko (U-Stor-It)

DISCUSSION:

Property and business owner Jason Marko, requests a zoning amendment for a Planned Development on 44 Peters Road (Parcel D08-104346), which consists of 1.117 acres and located on the south side of Peters Road. The applicant's intention is to construct a second separate building of self-storage units. A map and site plan depicting the proposed layout of the property has been attached to this report.

The established zoning on this property is M-2 Light Industrial District. The property currently has one structure on the property built in 2016. The surrounding area contains a mix of developed properties, Residential to the northwest, Commercial to the east and south, and Industrial uses to the west.

PROPOSAL:

Layout: The layout includes the current existing building measuring 5,200 square feet of gross floor area located to the north portion of the property. The proposed development contains a new 30 ft. by 220 ft. building, for a total of 6,600 square feet, with vehicular access around the proposed building and additional paved area for outdoor storage to the south. There will be a green space in the south west portion maintained for drainage and additional landscaping along the east and south property lines shown in Exhibit D-4.

Uses: The proposed use for the Planned Development will be for a self-storage facility with outdoor storage as permitted in the M-2 zoning district. Other uses may be allowed as permitted in the M-2 Light Industrial zoning district.

Parking: The development contains 3 parking spaces. The parking area currently has one driveway access onto Peters Road. The proposed parking area meets the zoning code requirements for the number of parking spaces.

Parks & Recreation Facilities: This planned development does not propose any common open space or recreational facilities.

Traffic: The developer provided that at other currently owned storage facilities that only 1-2 vehicles per week access the sites. Higher usage would generally be one per day.

Utilities: This development will be served by existing City water and sewer lines. The plan seeks to mitigate storm water control by utilizing the existing storm sewer system on the property by installing a new section of storm sewer line.

Since the project is disturbing less than an acre there is no requirement for a detention basin.

Protective Covenants: Given this site is currently being used for the same use. The applicant doesn't have a need for any extra covenants or restrictions on the property. There are existing easements for the sewer and storm water utilities located on the property. Please see Exhibit D-6 for discussion of covenants, grants, easements and restrictions.

Modifications: There are no needed modifications from the Zoning code requirements for this development outside of the proposed two principle buildings on the lot.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates the proposed area to be developed as commercial and industrial use according to the Future Land Use Map. The property is currently used as an industrial use and this expansion would be in compliance with the comprehensive plan.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; *The Troy Comprehensive Plan states as an economic development goal to capture the ability for local businesses to expand. The Comprehensive plan has the area as existing industrial and commercial use.*
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; *The exemption to conventional zoning is justified. The Comprehensive plan promotes industrial development. The proposed PD will allow the expansion of an existing use and use of the remaining property.*
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; *The Plan is compatible with these characteristics.*
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; *The Plan is designed to have minimal impact on the surrounding streets and utilities.*
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; *The property is currently utilized as an industrial property, for the permitted use of self-storage units. The expansion of an existing use is in keeping with the ordinance and Comprehensive Plan.*
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or

- improved by the developer and/or City in time to permit the development to be properly served; **The infrastructure is currently on-site and will be maintained by existing easements.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD proposes to provide the ability to expand the current permitted uses, while maintaining clear access to the utility infrastructure on the property.**
 - (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
 - (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will allow the continued use to be expanded and should have no negative impact on the health, safety or welfare of the City.**
 - (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The rezoning would be consistent with the following sections of the Zoning Code:

1131.02 (e) "To separate incompatible land uses and cluster compatible and mutually supportive land uses."

1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

1131.02 (q) "To promote the economic vitality of business and industry."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. The proposed use is the current and permitted use on the property.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD is currently served by City water and sewer. All other public services can be provided with the proposed rezoning.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is surrounded by various developed property uses. This property does have existing storm water and sanitary sewer utility lines running through portions of the property which is the reason for the proposed PD.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

Staff is not recommending a Public Hearing at this time for Planning Commission.

RECOMMENDATION:

It is recommended that Planning Commission consider a formal positive recommendation to the City Council regarding the proposed General Plan, based upon the following:

- The proposed development is a permitted use for the current zoning designation;
- The site will conform to existing code requirements for the M-2 Light Industrial District.
- The proposed PD is needed to allow for the additional placement of a principle structure due to existing conditions on the property.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 1/2/2019
Accepted by Clark/Kw.
Filing Fee Pd. \$500.00
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at 44 Peters Ave.
(Street Address)

being lot number(s) D08-104346
(Parcel Identification Number)

OWNER

APPLICANT

Name Jason Marko

Name Jason Marko

Address 620 W. Market St

Address 620 W. Market St

City Troy

City Troy

State OH

State OH

Zip Code 45373

Zip Code 45373

Phone No. 937-689-1916

Phone No. 937-689-1916

Fax No. _____

Fax No. _____

Email nosibs@aol.com

Email nosibs@aol.com

The applicant is the owner of the property, which is subject to this application.
(State the interest of the applicant)

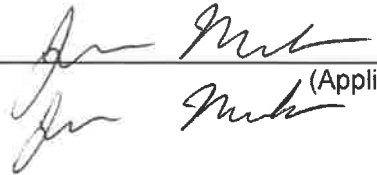
PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common

open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.

- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.


(Applicant Signature)

Subscribed and sworn to before me this 20th day of JANUARY, 2019

My Commission Expires April 17, 2022
(Month/Date/Year)



JAMES A. DANDO, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2022
Recorded in Miami County


(Notary Public)



PLANNING AND DEVELOPMENT 2019

**44 PETERS AVENUE
TROY, OH 45373**

EXHIBIT A

I would like to construct a second storage facility behind the current building at 44 Peters Avenue. Due to existing storm water and sanitary lines the addition cannot be attached to the existing structure, therefore it must be a stand alone building.

I would like approval to exempt the requirement that building be connected by a breezeway. The installation of a breezeway would be aesthetically awkward, may cause delays in accessibility of the public utilities.

EXHIBIT B

Situated in the City of Troy, Miami County, Ohio and being more particularly described as Inlot 10622 City of Troy.

Data For Parcel D08-104346

[Print](#) [Email](#) [Property Card](#) [Comparables](#)

[Base](#) [Land](#) [Valuation](#) [Sales](#) [Sketch](#) [Tax](#) [Improvements](#) [Additions](#) [Residential](#) [Agricultural](#) [Commercial](#) [Commer](#)

Base Data

Parcel: D08-104346
Owner: MARKO JASON GREGORY
Address: 44 PETERS AVE



Tax Mailing Address

Tax Mailing Name: MARKO JASON GREGORY
Address: 44 PETERS AVE
City State Zip: TROY OH 45373

Owner Address

Owner Name: MARKO JASON GREGORY
Address: PETERS AVE
City State Zip: TROY OH 45373

Geographic

City: TROY
Township: CONCORD
School District: TROY CSD

Legal

Legal Acres:	1.117	Homestead Reduction:	NO
Legal Description:	IN LOT 10622	2.5% Reduction:	NO
Land Use:	480 - COMMERCIAL WAREHOUSES	Foreclosure:	NA
Neighborhood:	01400	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NA
Annual Tax (Does not include delinquencies.):	\$2,039.09	Divided Property:	NA
Map Number:	050628.4-03-005-00	Routing Number:	050628.4-03-005-00

Photos



EXHIBIT B

EXHIBIT C

The property is to be used for storage rentals. Consisting of two buildings.

Existing Building

- one area open warehouse storage (48x50)
- one area of individual garage storage (30x60)

Proposed building

- one building of individual garage storage (30x220)

Future fencing to be in compliance with fence code.

EXHIBIT D-1

DIMENSIONS 30FT X 220FT

LOT # IN LOT 10622

ZONING M-2 LIGHT INDUSTRIAL DISTRICT

EXISTING USE - STORAGE FACILITY AND VACANT LOT

PROPOSED - ADDITIONAL STORAGE FACILITY

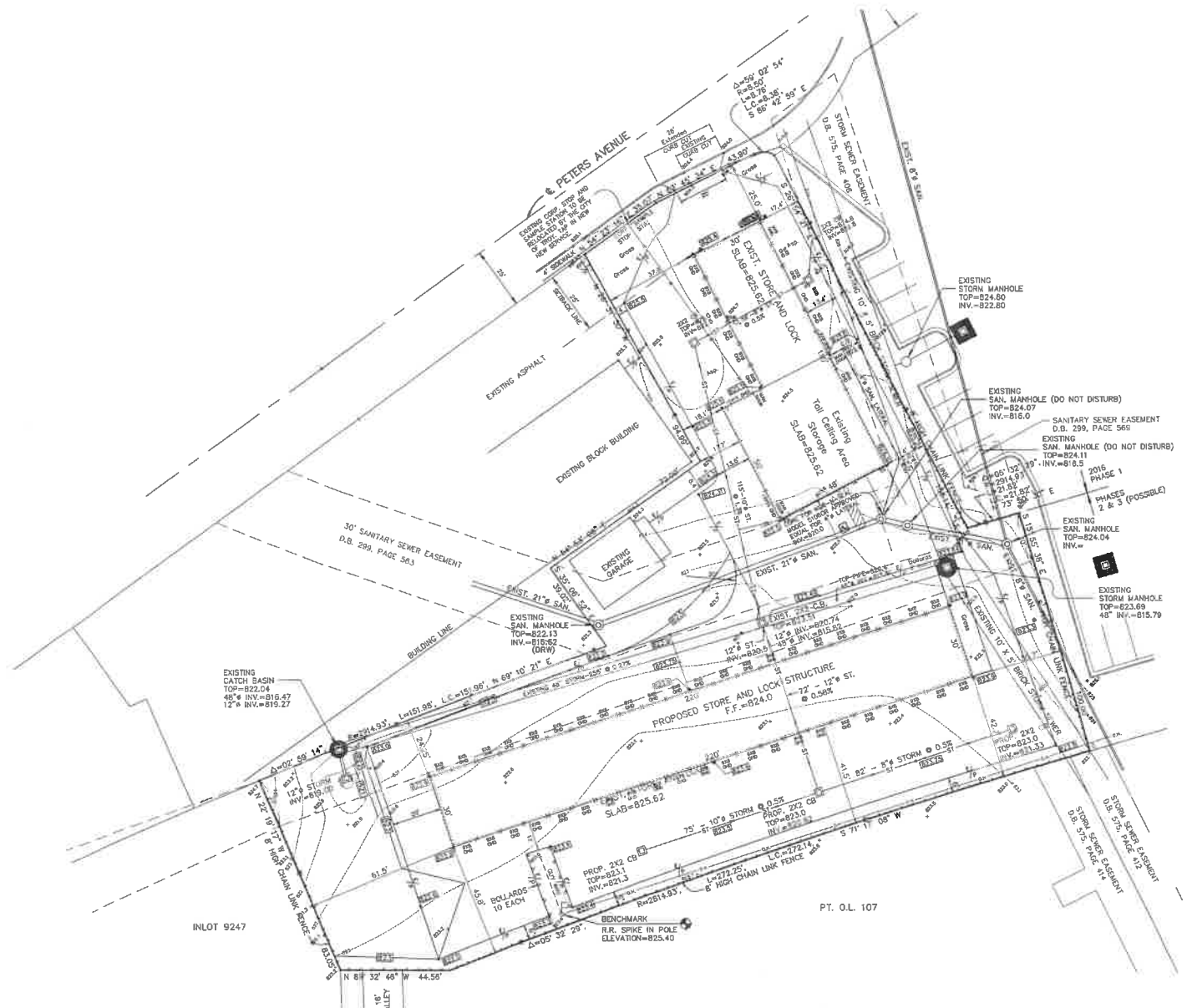


EXHIBIT D-2

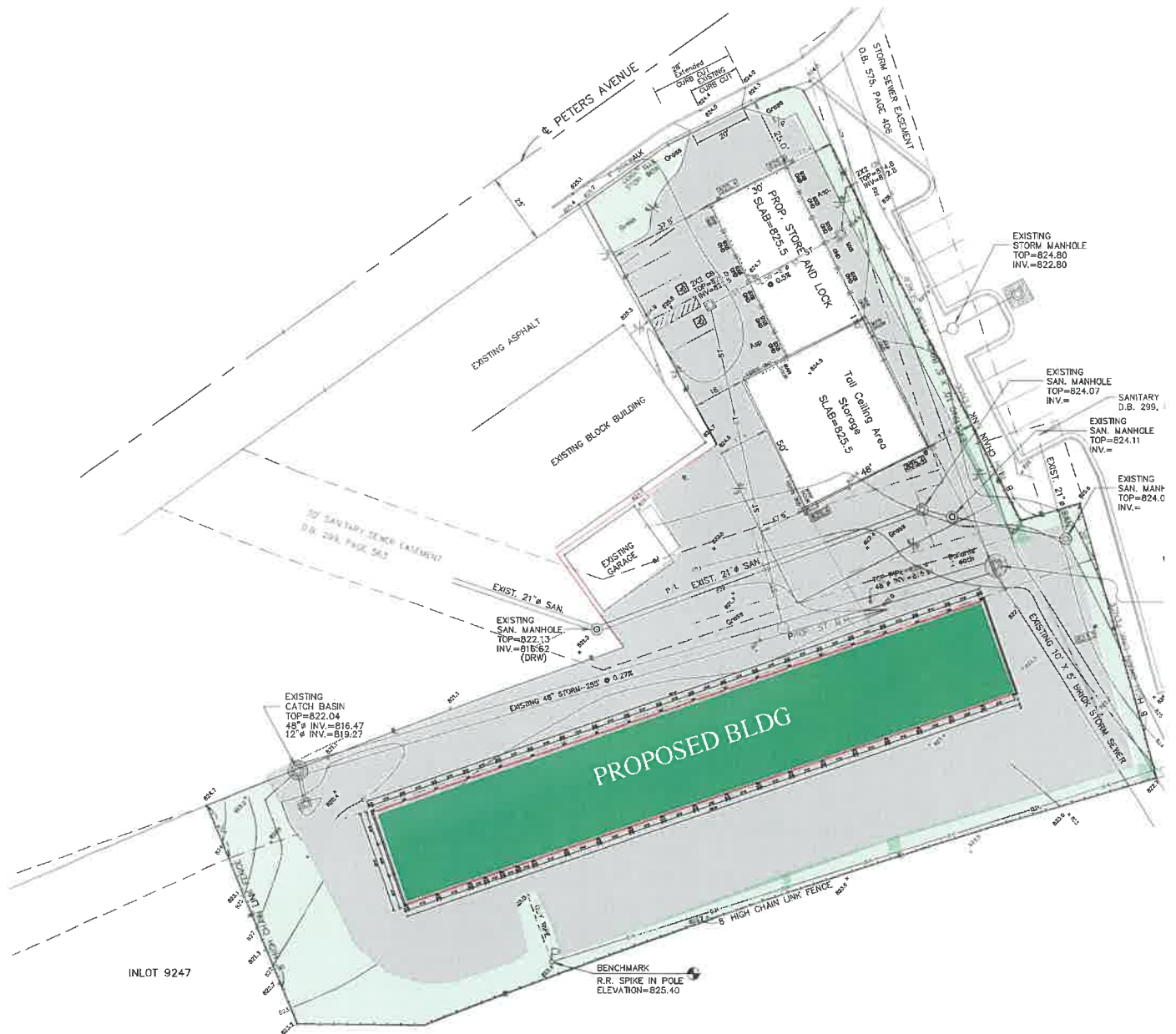


EXHIBIT D-3

Based on previous traffic volume at existing locations intensity of use is expected to be 1-2 vehicular visits per week. With the possibly exception of one daily.

The proposed building exterior dimensions are 30ft x 220ft (appx 6500sq ft) with a eave height of 9 ft and a peak of 10-12ft.

Approximately 22% of land will be occupied by structures.

EXHIBIT D-4



EXHIBIT D-5

Property is to be maintained on weekly- bi monthly basis. Including mowing, debris removal and cleanup and snow clearing as necessary. No items will be allowed to be stored outside of units, with exception of designated areas for outdoor storage.

EXHIBIT D-6

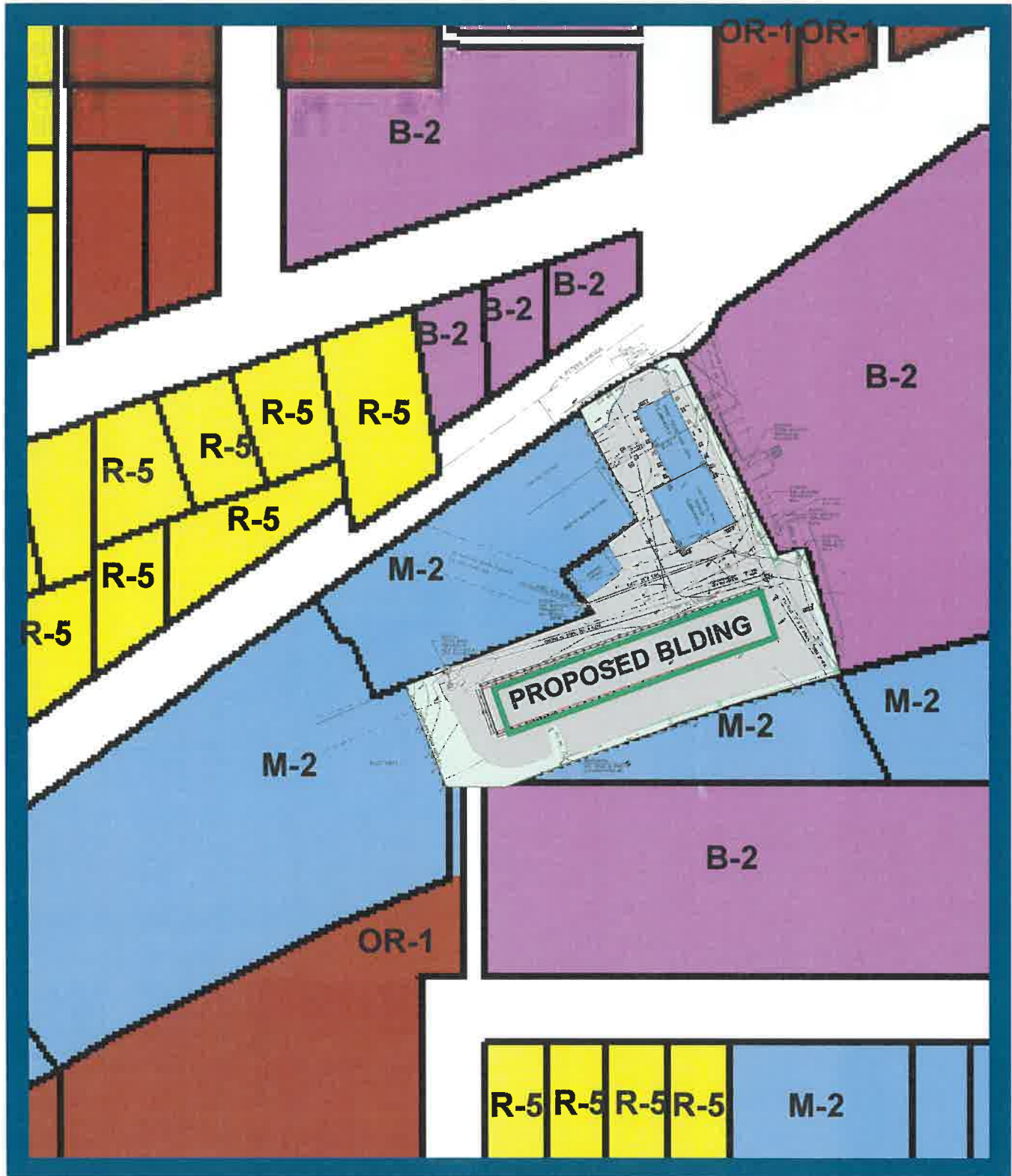
There are no covenants or grants to be imposed upon the use of land, buildings and structures except those that may be imposed by the creation of this Planned Development.

No restrictions to access of public utilities with prior notice to enter.

EXHIBIT D-7

This proposed Planned Development requires a waiver to Section 1149.04 of the City of Troy Zoning Code to permit additional structure to be built on one lot as shown in Exhibit “D-2”.

EXHIBIT E



B-2 GENERAL BUSINESS
M-2 LIGHT INDUSTRIAL
R-5 SINGLE FAMILY RESIDENTIAL
OR-1 OFFICE RESIDENTIAL

EXHIBIT E

EXHIBIT F

NAME	ADDRESS	PARCEL	ZONING
Jason Marko	190, Peters Avenue,	D08-015510	M2
ARCP WG Troy OH LLC	20, Peters Avenue,	D08-092500	B2
VSF Investments 5 LTD	200, Peters Avenue,	D08-104344	M2
JJ's Lunchbox	810, South Market St,	D08-092540	M2
Kuenning Brothers LLC	852, South Market St,	D08-025740	B2
Cheryl Grigsby	906-916, Amelia Ave,	D08-100600	NA
Gloria Morrison	100, W Market St,	D08-092320	B2
Garnica Maria Aguiniga	116, W Market St,	D08-092360	B2
June Montgomery	126, W Market St,	D08-092400	B2
Joseph Ording	810 S Market Rear St,	D08-092420	M2
Gloria J. Neal	217, Peters Avenue,	D08-043980	R-5
Lourdes V. Lamboy-Rivera	190, W Market St,	D08-043970	R-5
Gloria Cornish	202, W Market St,	D08-043960	R-5
Kenneth Lee Walker	208, W Market St,	D08-043950	R-5
Robin J. & Cynthia K. Hopkins	903, Amelia Ave,	D08-025730	R-5
Judith K. & Chalmer R. Mader	40, Smith St,	D08-025720	R-5
Robert P. & JoAnna L. Stewart	38, Smith St,	D08-025710	R-5
Jana E. Johnavitz	34, Smith St,	D08-025700	R-5
Scott S. Smallenbarger	20, Smith St,	D08-059160	M-2
Ansley Jack	289, Peters Avenue,	D08-102740	R-5
Richard Knackstedt	105, West Market St,	D08-058868	B-2
Caleb Pierce	29, West Market St,	D08-022740	OR-1
Howard N. & Joyce B. Ward	17, West Market St,	D08-022750	OR-1

REQUIRED DOCUMENTS:

<i>RW</i>	EXHIBIT A	Nature of applicant interest
<i>RW</i>	EXHIBIT B	Legal Description of land
<i>RW</i>	EXHIBIT C	Written description principal uses
<i>RW</i>	EXHIBIT D-1	Dimensions
<i>RW</i>	EXHIBIT D-2	Location/arrangement of buildings & structures
<i>RW</i>	EXHIBIT D-3	Intensity of Land Use
<i>RW</i>	EXHIBIT D-4	Sketches property describing proposed buildings
<i>RW</i>	EXHIBIT D-5	Description of maintenance of open space or recreational facilities
<i>RW</i>	EXHIBIT D-6	Description of covenants, grants, easements or other restrictions
<i>RW</i>	EXHIBIT D-7	Modifications of regulations
<i>RW</i>	EXHIBIT E	Zoning classification of parcels within 250 feet of parcel
<i>RW</i>	EXHIBIT F	Property owners list within 250 feet of parcel
<i>RW</i>	Labels	Two (2) Sets of Mailing Labels of Property Owners
<i>Ry. 2nd</i>	Copies	Fifteen (15) Complete Sets in a reproducible format 11"x17"
<i>RW</i>	Filing Fee	Check issued to City of Troy for \$500.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

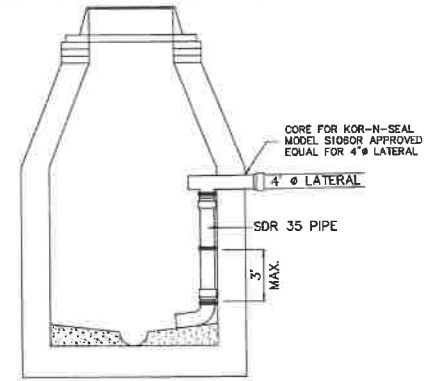
_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

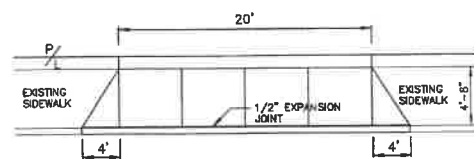
1 st Reading: _____	2 nd : _____	3 rd : _____	PUBLIC HEARING DATE
_____			COUNCIL COMMITTEE RECOMMENDATION
Approved: _____	Denied: _____	CITY COUNCIL ACTION	
Ordinance Number: _____			
Effective Date: _____			

SITE GRADING PLAN
NEW STORE AND LOCK FACILITY
INLOT 10622
TROY, OHIO

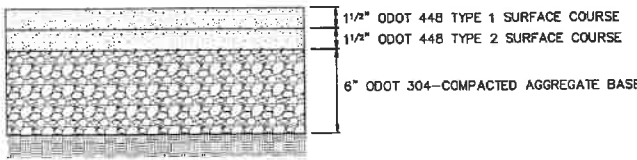
NOTE:
CONTRACTOR SHALL OBSERVE ALL OSHA SAFETY
REGULATIONS WHEN ENTERING SANITARY MANHOLE
TO CONSTRUCT INTERIOR DROP, INCLUDING 2
OBSERVERS AND VENTILATION EQUIPMENT.



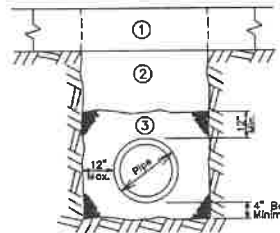
INTERIOR DROP DETAIL AT EXISTING MANHOLE
NO SCALE



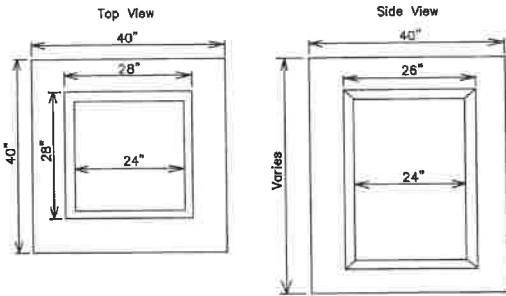
PETERS AVENUE
DRIVEWAY APPROACH DETAIL
NO SCALE



Pavement Detail
No Scale



Trench Detail
in Paved Areas
No Scale



Catch Basin Details
No Scale

Grates
Heavy Duty: Neenah R-4859-C
Light Duty: Neenah R-4871
Non-Bicycle proof

Alternate Frame & Grate
Neenah R-3405
East Jordan 5250
East Jordan 5110M1-Light Duty
East Jordan 5110M3-Heavy Duty

REVISIONS		BY
No.	DATE	CHARACTER

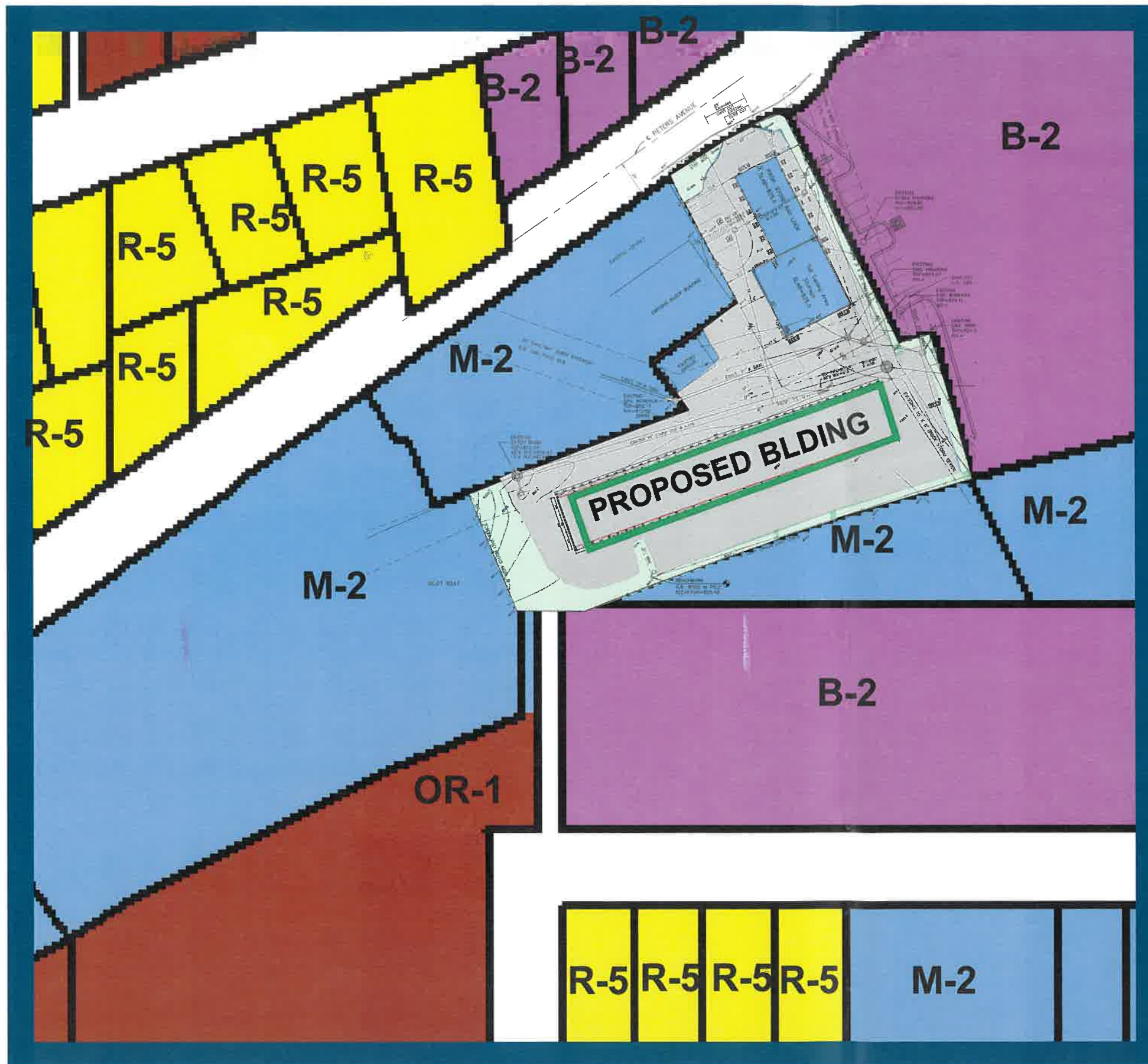
SITE GRADING PLAN
STORE AND LOCKS
TROY, OHIO

DATE
MICHAEL W. COZATT
P.E. 36325, P.S. 6001

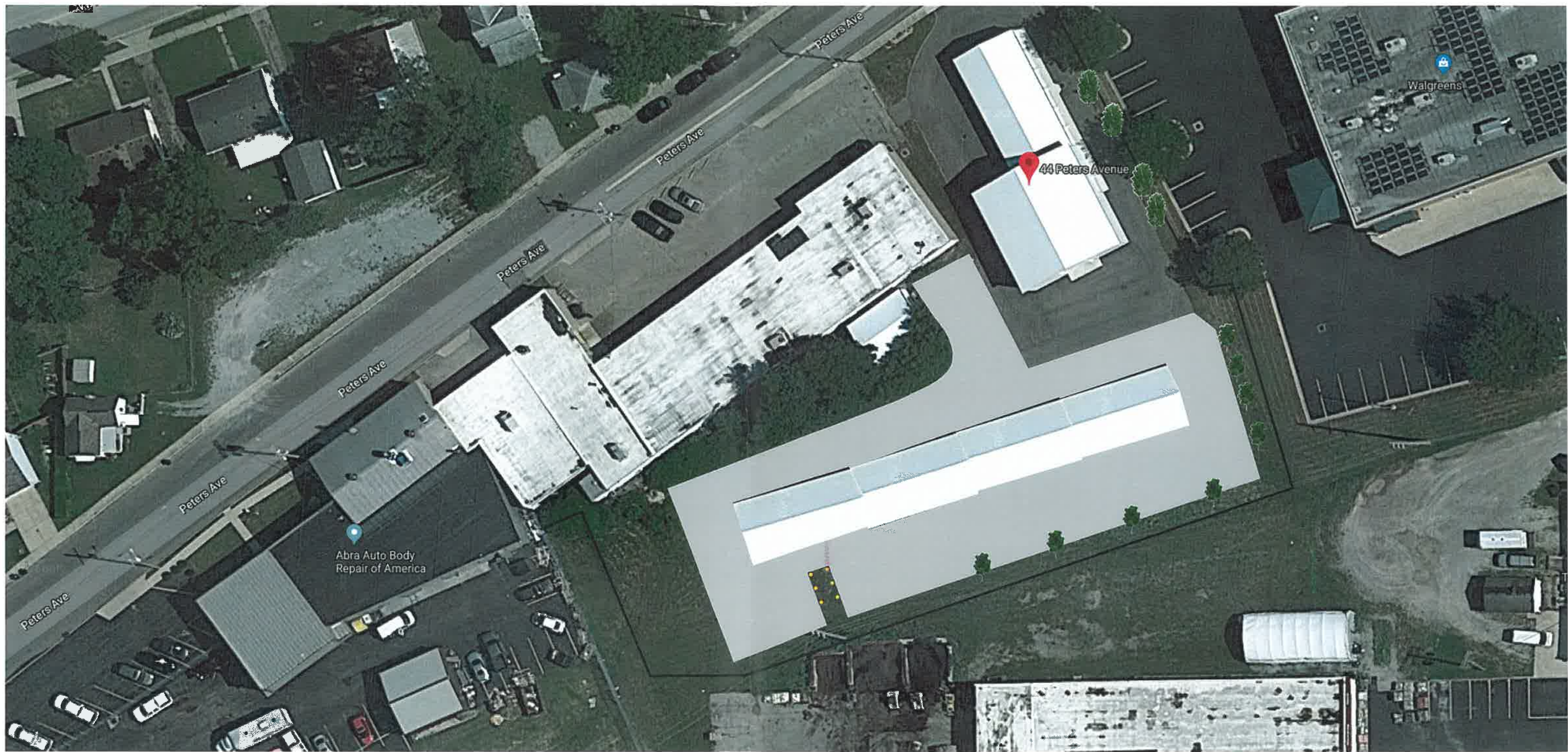
COZATT ENGINEERING COMPANY
LAND SURVEYOR
CIVIL ENGINEER
534 N. ELM STREET, SUITE C., TROY, OHIO
JOB NO. 14515-2 TELE. (937) 339-2921

DES. M.W.C.	SHEET
DR. J.A.B.	1
CKD. M.W.C.	





B-2 GENERAL BUSINESS
M-2 LIGHT INDUSTRIAL
R-5 SINGLE FAMILY RESIDENTIAL
OR-1 OFFICE RESIDENTIAL



MEMORANDUM

TO: Planning Commission

FROM: Tim Davis, Assistant Development Director

DATE: January 9, 2019

SUBJECT: The Reserve at Washington Subdivision

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision along Washington Road, parcel D08-106502 (33.371 ac.). The land is currently undeveloped and is located on the east side of Washington Road near the McCurdy Road intersection. The land is controlled by Troy Land Development, Inc. (Jessica Minesinger).

PROPOSAL:

Recently, City Council approved a rezoning request on this parcel from County zoning of A-2 General-Agriculture to City of Troy zoning of R-3 Single-Family Residential (minimum lot size of 15,000 square feet). The applicant wishes to create a new subdivision named The Reserve at Washington. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a two-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Uses & Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 23.371 acres and includes 50 buildable lots that range from .344 acres to .796 acres and will be developed in a two-phases. The first phase will create 26 lots and the second phase will create 24 lots.

Roadways: Access to this development will be provided by two separate points. The west access point off of Washington Road will serve as the main entrance to the proposed subdivision. The second access point, located to the east of the proposed development, connects to the existing road named New Castle Drive. The internal roadway system consists of two cul-de-sacs (Chapel Drive & West Minster Place) which stem off the main road named New Castle Drive and a horseshoe road that also connects to New Castle Drive named Chapel Drive East and Chapel Drive West. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing a retention area located in the southeast portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

Parkland: The developer is not proposing to provide any parkland within the subdivision and received a positive recommendation from the Park Board to pay fees-in-lieu-of parkland, instead of providing the required 3% (1 acre) as required by the Subdivision Regulations.

Easements: A landscape easement has been provided along Washington Road to prevent properties from having direct access. A storm water easement is proposed along the north and east boundary of the development with the southern boundary line bordered by the floodway. Easement areas are the responsibility of the Homeowners Association.

Housing Values: The applicant has estimated the costs of the single-family homes to be valued around \$325,000 to \$400,000.

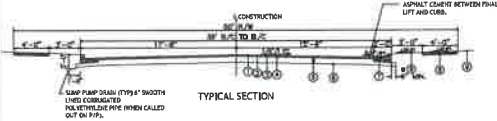
RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

THE RESERVE AT WASHINGTON SUBDIVISION SECTION MAP



PROPOSED TYPICAL SECTIONS



- ① ITEM 441 - 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG. 64-22
- ② ITEM 401 - TRUCK COAT
- ③ ITEM 441 - 2-1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) PG. 64-22
- ④ ITEM 408 - PRIME COAT (APPLIED AT THE RATE OF 0.40 GALLONS PER SQUARE YARD)
- ⑤ ITEM 304 - 6" AGGREGATE BASE (IN 2 EQUAL COMPACTED LIFTS) (SATURATE WITH WATER BETWEEN LIFTS)
- ⑥ ITEM 304 - SUBGRADE COMPACTION
- ⑦ ITEM 609 - COMBINATION CURB AND GUTTER, TYPE 2A, HIGH BACK, AS PER CITY OF TROY STANDARDS
- ⑧ ITEM 608 - 4" CONCRETE WALK 1/4" PER FOOT SLOPE
- ⑨ ITEM 609 - SEEDING AND MULCHING

LEGEND

- ▲ PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM MAIN
- PROP. SANITARY MANHOLE
- PROP. SANITARY MAIN
- SETBACK LINE

SITE DATA

SITE=33.371 AC.
ZONING: R-3
MIN. 15,000 S.F. (.344 Ac.)
MIN. WIDTH=80'
MIN. FRONT SETBACK=40'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=40'

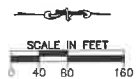
PHASE 1= 26 LOTS
PHASE 2= 24 LOTS

OWNER

TROY LAND DEVELOPMENT, INC.
7 S. PLUM STREET
TROY, OHIO 45373
937-335-0110

ENGINEER

CHOICE ONE ENGINEERING
440 E. HOEWISCHER RD.
SIDNEY, OHIO 45365
937-497-0200



CHOICE ONE
ENGINEERING
SIDNEY, OHIO 45373-0200
LOVELAND, OHIO 43133-8554
PORTLAND, OREGON 97206-162500
WWW.CHOICEONEENGINEERING.COM

THE RESERVE AT WASHINGTON
TROY, OHIO

THE RESERVE AT WASHINGTON PRELIMINARY PLAT

REVISIONS:

FILE NAME	PRELIMINARY PLAT
DRAWN BY	JLH
CHECKED BY	ESP
PROJECT NO.	MATRO1815
DATE	01-03-2019
SHEET NUMBER	1 OF 1